094.0	0002	0034.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,400 / 787,400
					USE VALUE:	787,400 / 787,400
					ASSESSED:	787,400 / 787,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSEN ROGER
Owner 2:	
Owner 3:	
Street 1:	25 AERIAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLATIN LISA/ETAL -
Owner 2:	ROSEN ROGER -
Street 1:	25 AERIAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,678 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1874 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8678.000	311,200		476,200	787,400
Total Card	0.199	311,200		476,200	787,400
Total Parcel	0.199	311,200		476,200	787,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.22 | /Parcel: 420.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61541

GIS Ref

GIS Ref

Insp Date 09/27/18

!7727!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,200	0	8,678.	476,200	787,400	787,400	Year End Roll	12/18/2019
2019	101	FV	245,500	0	8,678.	483,000	728,500	728,500	Year End Roll	1/3/2019
2018	101	FV	245,500	0	8,678.	360,600	606,100	606,100	Year End Roll	12/20/2017
2017	101	FV	245,500	0	8,678.	326,600	572,100	572,100	Year End Roll	1/3/2017
2016	101	FV	245,500	0	8,678.	313,000	558,500	558,500	Year End	1/4/2016
2015	101	FV	231,600	0	8,678.	265,300	496,900	496,900	Year End Roll	12/11/2014
2014	101	FV	231,600	0	8,678.	251,700	483,300	483,300	Year End Roll	12/16/2013
2013	101	FV	231,600	0	8,678.	239,500	471,100	471,100		12/13/2012

PRINT

Date	Time
12/10/20	22:20:20

LAST REV

Date	Time
10/05/18	12:15:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7727

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLATIN LISA/E	63527-536		4/25/2014	Estate/Div	1	No	No		
YANG ERIC/ETAL	25077-189		12/22/1994		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	61541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2017	1181	Insulate	3,695	C				
4/14/2015	336	Re-Roof	13,960					
8/11/2009	688	Wood Dec	31,700					REPL OFP W/ 12X4 O
1/9/1995	14		70,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
2/18/2010	Info Fm Prmt	BR	B Rossignol
3/28/2009	Inspected	201	PATRIOT
1/5/2009	Measured	336	PATRIOT
11/10/2000	Hearing Chag	163	PATRIOT
3/21/2000	Inspected	276	PATRIOT
1/27/2000	Measured	197	PATRIOT
8/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8678		Sq. Ft.	Site		0	70.	0.78	5									476,236						476,200	

Total AC/HA: 0.19922 | Total SF/SM: 8678 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 476,236 | Spl Credit | Total: 476,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21035862
Const Adj.:	1.00989902
Adj $ / SQ:	158.904
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422880
Depreciation:	111640
Depreciated Total:	311240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

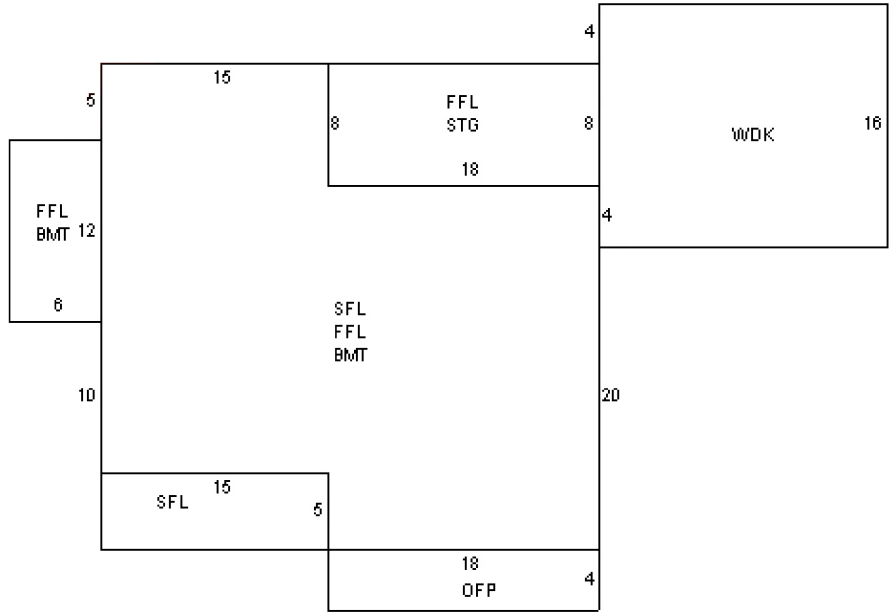
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.90
Special Features:	0	Val/Su Net:	94.22
Final Total:	311200	Val/Su SzAd	166.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,053	158.900	167,326
BMT	Basement	909	47.670	43,333
SFL	Second Floor	821	158.900	130,429
WDK	Deck	304	9.380	2,852
STG	Storage	144	7.460	1,075
OFP	Open Porch	72	39.810	2,866

Net Sketched Area:	3,303			Total:	347,881
Size Ad	1873.7999	Gross Are	3394	FinArea	1874

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	